

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

TS#: 19-23796

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/21/2008, AUSTIN F WATKINS, A SINGLE MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G. TOMMY BASTIAN, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR COUNTRYWIDE BANK, FSB, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$126,004.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR COUNTRYWIDE BANK, FSB, which Deed of Trust is Recorded on 4/28/2008 as Volume 2008023238, Book , Page , Loan Modification recorded on 5/06/2019 as Instrument No. 2019023182 in Galveston County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

A TRACT OR PARCEL OF LAND CONTAINING 0.8290 OF AN ACRE, MORE OR LESS, BEING PART OF THE NORTHEAST 1/4 OF OUTLOT THREE HUNDRED FIFTY-SIX (356) OF ALTA LOMA OUTLOTS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 113, PAGE 9, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD SET WITH CAP "SURVEY 1" IN THE EAST LINE OF THE JOE GRANATA TRACT AS RECORDED IN 011-30-0100 FOR THE SOUTHWEST CORNER OF SAID NORTHEAST 1/2 OF OUTLOT 356. SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE DAVID RAY & BARBARA LIVELY TRACT AS RECORDED IN 2006029172 AND THE NORTHWEST CORNER OF THE JOSEPH J. GRANATA TRACT (1981-0000-0000-100);

THENCE NORTH ALONG THE WEST LINE OF OUTLOT 356, SAME BEING THE EAST LINE OF SAID GRANATA TRACT, A DISTANCE OF 286.00 FEET TO A 1/2 INCH IRON ROD SET WITH CAP "SURVEY 1" IN THE EAST LINE OF SAID GRANATA TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PEGGY BAKER TRACT AS RECORDED IN 2007042696;



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THENCE EAST ALONG THE SOUTH LINE OF SAID OUTLOT 356, SAME BEING THE SOUTH LINE OF SAID BAKER TRACT, A DISTANCE OF 200.00 FEET TO A 1 INCH IRON PIPE FOUND IN THE WEST RIGHT-OF-WAY LINE OF HENLEY STREET (60' R.O.W.) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID BAKER TRACT;

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HENLEY STREET, A DISTANCE OF 16.00 FEET TO A 5/8 INCH IRON ROD FOUND AT A POINT BEGINNING A CURVE TO THE RIGHT IN THE WEST RIGHT-OF-WAY LINE OF SAID HENLEY STREET;

THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HENLEY STREET, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 50.00 FEET, A LENGTH OF 85.63 FEET, A CHORD BEARING OF SOUTH 04 DEG. 03 MIN. 54 SEC. WEST, AND A CHORD DISTANCE OF 75.55 FEET TO A 1/2 INCH IRON ROD SET WITH CAP "SURVEY 1" IN THE WEST RIGHT-OF-WAY LINE OF SAID HENLEY STREET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LIVELY TRACT;

THENCE SOUTH 45 DEG. 00 MIN. 00 SEC. WEST, ALONG THE NORTHWEST LINE OF SAID LIVELY TRACT, A DISTANCE OF 275.27 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND CONTAINING 0.8290 OF AN ACRE, MORE OR LESS.

Commonly known as: **5520 HENLEY STREET, SANTA FE, TX 77510**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Patricia Poston, Nick Poston, David Poston, Anna Sewart, Keith Wolfshohl, David Barry, Byron Sewart, Helen Henderson or Melissa Kitchen, Steve Leva, Sandy Dasigenis, Lillian Poelker, Jeff Leva, Patricia Poston** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **2/4/2020 at 1:00 PM**, or no later than three (3) hours after such time, in **Galveston** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FIRST FLOOR LOBBY OF THE GALVESTON COUNTY**

COURTHOUSE, 722 MOODY (21st STREET), GALVESTON, TX 77550 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

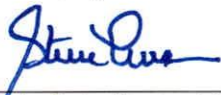
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 11/13/2019



By: Substitute Trustee(s)

Patricia Poston, Nick Poston, David Poston, Anna Sewart, Keith Wolfshohl, David Barry, Byron Sewart, Helen Henderson or Melissa Kitchen, Steve Leva, Sandy Dasigenis, Lillian Poelker, Jeff Leva, Patricia Poston

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

FILED

Instrument Number: *FILED2019001509*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 11/14/2019 10:02AM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*